

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

May 25, 2011

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Wednesday, June 1, 2011 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of May 24, 2011

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in staff
5. Correspondence
6. Old Business:
7. New Business

8. Review and Discussion of the Liberty Harbor North Redevelopment Plan to amend the street grid and extend Grove Street through to Regent Street, expand Morris Park, and adjust the Building Regulating Plan for Blocks 5.5 and 5 to increase height and density.
Carried to June 14, regular meeting.

9. Review and Discussion of amendments to the Exchange Place North Redevelopment Plan to add a deviation clause.
Approved and recommended to City Council for Adoption.

10. Review and Discussion of amendments to the Land Development Ordinance regarding mezzanine definition. **Recommended.**

11. Review and Discussion of amendments to the Land Development Ordinance regarding signage standards in the Historic districts.
Recommended to Historic Preservation Commission for approval first.

12. Review and discussion of a proposed amendment to the Morris Canal Redevelopment Plan to allow All Saints School to be converted to residential use.
Approved and recommended to City Council for Adoption.

13. Case: P11-037 Preliminary & Final Major Site Plan
Applicant: Grand LHN I Urban Renewal, LLC
Attorney: Charles Harrington III, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 18 Park Avenue (175 Marin Blvd)
Block: 60.15 Lots: 1 and R-O-W around the perimeter of the block and pedestrian Light Rail Crossing at St. Peter's Street and the Luis Munoz Marin Blvd. Station Platform.

Zone: Liberty Harbor North Redevelopment Plan
Description: New Construction of an Eleven (11) Story residential building with ground floor commercial use, including a restaurant at the Corner of Marin & Morris Blvd., retail along Morris and the Boys and Girls Club along the Western end of Morris and St. Peter's Street. Accessory parking and amenities are also provided within a hidden garage structure.

Deviation: No raised stoops or fencing around townhomes, Boys & Girls Club signage, façade articulation, tree planting distance
Decision: Approved with conditions.

14. Case: P11-001 Preliminary & Final Major Site Plan
Applicant: 292-294 Newark Street, LLC (c/o Ironstate Development Co.)
Attorney: Charles Harrington III, Esq.
Review Planner: Sandra Sung & Maryann Bucci-Carter, PP, AICP
Address: 292-294 Newark Avenue
Block: 387 Lots: 12, 13, 37, 38, & 39
Zone: NC-Neighborhood commercial
Description: Demolish existing building and construct new residential Building with 48 dwelling units, ground floor commercial space and on-site parking.

Variances: Number of Parking Spaces, Rear Yard Setback
Decision: Approved.

15. Case: P11-032 Minor Subdivision with “c” variances
Applicant: Jersey City Housing Authority
Attorney: Charles Harrington III, Esq.
Review Planner: Kristin Russell
Address: 563 Montgomery St.
Block: 2116 Lots: P
Zone: R-4, Multi-family High-rise
Description: Existing 244,749 sf lot with multi-family affordable housing buildings to be subdivided to separate out one 26,071 sf lot with one multi-family building to be rehabilitated and reused for senior housing.
Variances: minimum side yard, minimum rear yard, minimum/maximum front yard
Decision: Approved.
16. Case: P11-033 Preliminary Major Site Plan with “c” variances
Applicant: Jersey City Housing Authority
Attorney: Charles Harrington III, Esq.
Review Planner: Kristin Russell
Address: 563 Montgomery St.
Block: 2116 Lots: P
Zone: R-4, Multi-family High-rise
Description: Existing 10-story multi-family building to be rehabilitated and reused as senior housing, with 68 units proposed.
Variances: Parking, min/max front yard, minimum side yard, minimum rear yard
Decision: Approved.
17. Case: P03-128.1 Final Site Plan
Applicant: Athena Jersey City Urban Renewal Co.
Attorney: James C. McCann, Esq..
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 389 Washington Street & 108 First Street
Block: 109 Lots: 1 & 4 and Adjacent Park
Zone: Hudson Exchange Redevelopment Plan
Description: Final Site Plan conformance review for the ‘A’ Condominium building and the adjacent public park.
Decision: Approved with conditions.
18. Case: P11-030 Minor Site Plan
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
Attorney: Richard Stanzione
Review Planner: Jeff Wenger
Address: 55 Skillman Ave
Block: 634 Lots: 213
Zone: R-3, Multi-family Midrise
Description: Equipment addition to existing cell antenna installation
Decision: Approved.

1. Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Site Plan # P11-029 submitted by Eyal Shuster (109 Christopher Columbus Drive – Block239- Lot 47).
2. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Site Plan # P05-076.3 submitted by 769 Montgomery Street Urban Renewal. LLC (769 Montgomery Street).
3. Resolution of the Planning Board of the City of Jersey City Approving the proposed Ninth and Brunswick Study Area as an “Area in Need of Redevelopment.”
4. Resolution of the Planning Board of the City of Jersey city Approving the proposed 8 Erie Street Study Area as “ An Area in Need of Redevelopment”.
5. Resolution of the Planning Board of the City of Jersey City Approving the proposed 8 Erie Street Redevelopment Plan.
6. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P 11-032 submitted by the JCHA (563 Montgomery Street).
7. Resolution of the Planning Board of the City of Jersey City Approving Major Site Plan # P11-033 submitted by the JCHA (563 Montgomery Street).

19. Executive Session, as needed, to discuss litigation, personnel or other matters
20. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD